

Exhibit C

Demolition and Removal Locations

Parcel 11 – Vacant House
Route 50, Franklin County
984 Highway 50, Union, MO 63084

Parcel 138 – Vacant House / Insurance Office
Route 94/Future Route 364, St. Charles, County
4212 Old Highway 94 South
St. Charles, MO, 63304

Parcel 170 – Former Jack in the Box Restaurant
Route 94/Future Route 364, St. Charles, County
1590 Jungerman Road
St. Charles, MO, 63304

Additional Demolition and Removal Specifications

1.0 Description. All demolition and removal work shall be in accordance with Section 202 of the Missouri Standard Specifications except as herein amended or modified.

2.0 Description of Buildings and Structures. The plans include an approximate description of the various buildings, structures, and other improvements located on each parcel which have been gathered from appraisals and/or on-site visits. It is an inherent risk of the work that the contractor may encounter different features of a building, structure, or other improvement which interferes with the work. The contractor expressly acknowledges and assumes this risk even though the nature and extent of it is unknown to both the contractor and the Commission as of the time of bid and award of contract. Any representation as to the accuracy or completeness of this information is disclaimed by the Commission and the contractor expressly acknowledges that no representation of specific features of any building, structure, or other improvement is intended by the Commission or may be relied upon by the contractor for bidding or any other purpose including as the basis of or evidence supporting any element of any claim for additional time or compensation arising from the presence of other features and improvements within or around the buildings, structures, or improvements unless otherwise provided for under Sec 202.

3.0 Painted Concrete, Brick, and Block. Painted concrete, brick, or block (hereafter referred to as painted concrete) portions of buildings and improvements have been tested for heavy metal based paint to determine the final disposition of the material. Test results for painted concrete are included with the contract documents. No heavy metal painted concrete was located for these parcels, therefore all concrete, brick, or block may be used as clean fill.

4.0 Dust and Emissions Control. All work shall be in accordance with Sec 202.2.3. In addition, all buildings, structures, and improvements shall be adequately wetted during demolition and removal operations to minimize dust and visible emissions. Water and necessary connections shall be provided by the contractor at the contractors expense.

5.0 Incidental Demolition and Removal for ACM Removal.

5.1 The Asbestos Survey Reports describe the type and location of ACM's in the buildings and structures. Some ACM's which require removal prior to demolition of the building may be located beneath non-asbestos materials, located within walls, located within multiple layers of floor coverings, or otherwise require removal of some portion of the existing building or structure to gain access to the ACM.

5.2 All demolition work required to remove non-asbestos materials to gain access to ACM's for proper removal will be considered incidental to the work and be considered included in the contract unit price for removal of the specified ACM. Multiple layers of ACM requiring removal such as two layers of friable floor sheeting will be measured and paid for separately.

6.0 Rodent and Pest Extermination – Parcels 138 & 170. Before beginning demolition for Parcels 138 and 170 the contractor shall exterminate rodents and pests in the building in accordance with local regulations. In the absence of local regulations, extermination shall be performed to the satisfaction of the engineer.

7.0 Fuel Oil Tank – Parcel 11.

7.1 Parcel 11 has an existing above ground fuel oil storage tank located adjacent to the house. The contractor shall sample the tank contents in accordance with Sec 202.50.3.12 and shall dispose of all residual material in the tanks in accordance with Sec 202.50.3.6. Measurement and payment will be made in accordance with Secs 202.50.4 and 202.50.5.2.

7.2 All work relating to disposal of the empty fuel oil tank will be considered incidental to the demolition of the structure. No direct payment will be made for disposal of the storage tank.

8.0 Broken Concrete, Brick, Block, Stone, Etc. Material – Parcels 11 & 138. Concrete basement walls, footings, floors, slabs, brick and block walls, stone walls, pavement, sidewalks, various slabs, asphalt driveways, asphalt parking areas, and any other types of incidental masonry materials on Parcels 11 and 138 may be used as backfill on the parcels. The contractor shall break-up all masonry materials in accordance with Sec 202 and may use the materials for clean fill on the parcel. Excess broken masonry material that cannot be used for fill shall be removed from the parcels. The contractor shall remove and dispose of all other demolition debris in accordance with Sec 202.

9.0 Future Excavation – Parcel 170.

9.1 Parcel 170 is in an area of future excavation therefore all concrete basement and foundation walls, footings, floors, slabs, brick and block walls, stone walls, pavement, sidewalks, various slabs, asphalt driveways, asphalt parking areas, and any other types of incidental masonry materials shall be completely removed prior to backfilling. All material resulting from such removals meeting the requirements of clean fill, including asphalt pavement, shall be removed from the parcels and disposed off the right of way by the contractor.

9.2 Backfill material for all resulting trenches, holes, pits, etc. shall be clean rock-free soil from a source furnished by the contractor and approved by the engineer. Broken concrete, brick, block, stone, rock, or other masonry shall not be used for backfill.

9.3 All costs for removing and disposing of concrete and incidental masonry material will be considered completely covered by the contract unit price for demolition and removal of buildings. No direct payment will be made for furnishing and placing backfill material.

10.0 Pollution, Erosion, and Sediment Control.

10.1 The contractor shall exercise effective pollution, erosion, and sediment control practices on all parcels in accordance with Sec 806.

10.2 It is not anticipated any sediment control devices will be required for the work on Parcels 11 and 138 since the erodible areas on each parcel are small. However the engineer may require the contractor to furnish and install sediment control devices, such as temporary berms, silt fence, or mulch, at no cost to the Commission if the contractor's operations result in excessive silt moving off the parcel. All costs for pollution, erosion, and sediment control will be considered incidental to the demolition and removal work and be considered completely covered by the contract unit price for demolition and removal on each parcel.

10.3 The contractor shall furnish and install sediment control devices on Parcel 170 as shown in the bid quantities and as directed by the engineer. After removal of the existing parking areas and pavements the erodible area is potentially large enough to allow silt to move off the parcel. All costs for pollution, erosion, and sediment control on Parcel 170 will be considered completely covered by the contract unit price for Silt Fence as listed in the quantities.

11.0 Fertilizing, Seeding, and Mulching – Parcels 138 & 170.

11.1 Description. No seeding and mulching will be required for Parcel 11 since utility relocation and roadway construction will take place immediately following demolition. Final seeding and mulching will be performed by others on Parcel 11. All areas disturbed by the contractor's operations on Parcels 138 and 170 shall be fertilized, seeded, and mulched.

11.2 Fertilizing. All work shall be in accordance with Sec 801. Lime will not be required. Fertilizer shall be applied at the following rate:

Nitrogen (N)	100 lbs. per acre
Phosphoric Acid (P ₂ O ₅)	100 lbs. per acre
Potash (K ₂ O)	<u>100 lbs. per acre</u>
Total Mixture	300 lbs. per acre

11.3 Seeding. All work shall be in accordance with Sec 805. The following seed mixture shall be applied at the rate specified in pounds of pure live seed per acre:

<u>Seed Mixture</u>	<u>Rate</u>
Tall Fescue	200 lbs. per acre
Annual Ryegrass	40 lbs. per acre
White Clover	<u>10 lbs. per acre</u>
Total Mixture	250 lbs. per acre

11.4 Mulching. All work shall be in accordance with Sec 802.

11.5 Acceptance. Acceptance of the work will be in accordance with Sec 805.4.

11.6 Method of Measurement and Basis of Payment. This work will not be measured for payment but will be considered a lump sum unit for each parcel which will include all fertilizing, seeding and mulching required on each parcel. Accepted work will be paid for at the contract unit price.